

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

TUESDAY, MAY 20, 2014

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM  
1<sup>ST</sup> Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, May 20, 2014**, at **6:00 p.m.** to consider the following:

### **REVIEW AND RENEWAL, MODIFICATION OR TERMINATION OF THE NEW FEATHERBED AGRICULTURAL AND FORESTAL DISTRICT**

The current period of the New Featherbed Agricultural and Forestal District will expire on November 3, 2014. The District has a 4-year period and a lot subdivision minimum of 40 acres. Pursuant to Chapter 1226 of the Codified Ordinances of Loudoun County, the Board of Supervisors has directed staff, the Agricultural District Advisory Committee (ADAC), and the Planning Commission to conduct a review in order to determine whether to continue, modify, or terminate the District. Parcels currently enrolled in the District are located within an area generally on the south side, and south, of Goose Creek, east of Wancopin Creek, west of Cobb House Road (Route 629) and Oatlands Road (Route 650), and north of John Mosby Highway (Route 50), in the Blue Ridge Election District.

**During this review, land less than 5 acres, or 20 acres or greater, in size that is currently enrolled in the District will be automatically renewed. However, any parcel containing at least 5 acres but less than 20 acres will be ineligible for renewal and inclusion within the District unless the owner submits an application on forms provided by the Department of Economic Development and one or more of the following criteria is met:**

1. Management Plan that specifically states that the property owner(s) are accumulating the required five (5)-year production records in order to qualify for agricultural, to include horticulture, land use tax deferral.
2. Animal Husbandry including Equine uses (commercial or non-commercial) with a Management Plan that relates the pasture carrying capacity to limit the number of animals allowed.
3. Forests and woodlands with a management plan that specifies the actions required to maintain and enhance the stands.
4. Wetlands, flood plains, streams and/or rivers that have Management Plans that set forth the terms for their maintenance and enhancement.

Also, during this review, land within the District may be withdrawn, in whole or in part, at the owner's discretion by filing a written notice with the Board of Supervisors at any time before the Board acts to continue, modify or terminate the District.

Landowners of the following parcels, currently enrolled in the New Featherbed Agricultural and Forestal District, were notified by certified mail of the District's review.

**Parcel Listings**

PIN #	Tax Map Number	Acreage	PIN #	Tax Map Number	Acreage
431264518000	/88////////41A	115.48	466265930000	/88////////8A	14.48
431365310000	/88////////44/	128.9	466353459000	/88/17///WL/	20.44
432261826000	/88//6/////5/	17.18	466393875000	/88////////6/	175.61
465351693000	/74/B/1////14/	8.68	467282312000	/88////////9/	2.64
465360657000	/74////////11/	6.99	501301846000	/88/12/////2/	12.6
465451440000	/74/B/1////13/	6.54	501304482000	/88/12/////3/	7.28
465488474000	/74/A/1////D1/	7.04			

The ADAC held a public meeting on April 8, 2014, to review and make recommendations concerning whether to continue, modify or terminate the New Featherbed Agricultural and Forestal District, and to review renewal applications and requests for withdrawal of land from the District. The report and recommendations of the ADAC will be considered by the Planning Commission, along with any proposed modifications, at its public hearing.

*In accordance with Virginia Code Section 15.2-4307, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5<sup>th</sup> Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.*

**REQUEST FOR WITHDRAWAL OF LAND BELONGING TO VIRGINIA MCGEHEE FRIEND FROM THE  
NEW CATOCTIN SOUTH AGRICULTURAL AND FORESTAL DISTRICT**

Pursuant to Virginia Code §15.2-4314 and the New Catoctin South Agricultural and Forestal District Ordinance, Virginia McGehee Friend, of Waterford, Virginia, has submitted an application to withdraw an approximately 4.1629-acre portion of an approximately 46.33-acre parcel from the New Catoctin South Agricultural and Forestal District. The parcel is located on the south side of Fairfax Street and Old Waterford Road (Route 698), and on the east side of High Street (Route 665), at 40273 Fairfax Street, Waterford, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /28////////25A (PIN #304-47-3640). The New Catoctin South Agricultural and Forestal District currently has a 4-year period that will expire on June 2, 2016, and is subject to a lot subdivision minimum of 20 acres.

*A copy of the request for withdrawal of land from the District and associated materials are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5<sup>th</sup> Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.*

**SPEX 2013-0040 & CMPT 2013-0015  
LOUDOUN WATER 600 ZONE - RED HILL ROAD  
WATER STORAGE TANKS  
(Special Exception & Commission Permit)**

The Loudoun County Sanitation Authority (d/b/a/ Loudoun Water) of Ashburn, Virginia, has submitted applications for a Special Exception and Commission approval to permit two (2) one-million gallon, elevated water storage tanks, with a maximum height of 189 feet, in the TR3-UBF (Transitional Residential-3) zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, subject to the Additional Regulations set forth in Section 5-621, and requires a Commission Permit in accordance with Section 6-1101. The area of the

proposed special exception is an approximately 6.5-acre portion of a 72.9 acre parcel and is located west of Evergreen Mills Road (Route 621), on the south side of Red Hill Road (Route 617) and Stone School Lane, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /91////////15A (PIN# 243-45-9310). The area is governed by the policies of the Revised General Plan, (Transition Policy Area (Upper Broad Run Subarea)) and the 2010 Countywide Transportation Plan, which designate this area for residential uses at a density of 1 dwelling per 3 acres and nonresidential uses that provide a visual and spatial transition between the suburban development to the east and the rural development to the west.

**SPEX 2013-0036 & ZRTD 2013-0005**  
**STERLING PARK BUSINESS CENTER**  
*(Special Exception & Zoning Conversion Route 28 Tax District)*

First Potomac Management, LLC, of Bethesda, Maryland, has submitted an application to rezone approximately 68.89 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance, the 1993 Zoning Ordinance, and the Revised 1993 Zoning Ordinance, to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district under the Revised 1993 Zoning Ordinance at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The Applicant has also submitted an application for a Special Exception to permit office, administrative, business, and professional uses which do not meet the criteria of Section 4-503(G). These applications are subject to the Revised 1993 Zoning Ordinance, and the proposed office use is permitted by Special Exception under Section 4-504(A). The subject property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 68.89 acres in size, comprises eleven (11) adjacent parcels, and is located north of South Sterling Boulevard (Route 846), south of West Church Road (Route 625), on the east side, and east, of Shaw Road (Route 636), and west of the W&OD Trail, in the Sterling Election District. The property is more particularly described as follows:

<b>Tax Map Number</b>	<b>PIN#</b>	<b>Acres</b>	<b>Zoning</b>	<b>Property Address</b>
/94//24////2/	033-46-3395	3.50	PD-IP (1993 Z.O.)	N/A
/94//24////3/	033-46-7172	3.78	PD-IP (1993 Z.O.)	N/A
/94//22////5/	033-47-2771	4.01	PD-IP (Revised 1993 Z.O.)	22446 Davis Drive Sterling, Virginia
/94//22////4/	033-47-0443	4.99	PD-IP (1972 Z.O.)	22455 Davis Drive Sterling, Virginia
/94//24////7/	032-16-4550	5.05	PD-IP (1993 Z.O.)	22370 Davis Drive Sterling, Virginia
/94//24////6/	032-16-9404	5.56	PD-IP (Revised 1993 Z.O.)	22400 Davis Drive Sterling, Virginia
/94//24////8/	032-16-0531	3.49	PD-IP (1993 Z.O.)	N/A
/94//20////2/	033-45-6750	5.56	PD-IP (1972 Z.O.)	405 Glenn Drive Sterling, Virginia
/94//19////1/	033-46-3556	6.13	PD-IP (1972 Z.O.)	22560 Glenn Drive Sterling, Virginia
/94//20////1/	033-45-3927	6.16	PD-IP (1972 Z.O.)	403 Glenn Drive Sterling, Virginia
/94////////51/	032-15-5119	20.66	PD-IP (1993 Z.O.)	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area Route 28 Business uses and which recommend an FAR between 0.4 and 1.0.

**ZCPA 2014-0002**  
**MOOREFIELD**  
*(Zoning Concept Plan Amendment)*

The Board of Supervisors, pursuant to a motion passed at its January 15, 2014 Business meeting, has initiated an application to amend the concept plan and proffers approved with ZMAP-2001-0003, Moorefield Station, as amended by ZCPA-2007-0004, Moorefield Station, as necessary for implementation and completion of transportation infrastructure in support of appropriate transportation access for the planned Route 772 Metrorail Station. This amendment results from Comprehensive Plan Amendment (CPAM) 2014-0001, which proposes an eastward shift of the planned Transit Connector Bridge over the Dulles Greenway (Route 267) which will serve to connect the planned Route 772 Metrorail Station to the Moorefield Station development on the south side of the Dulles Greenway, and the Loudoun Station development on the north side of the Dulles Greenway. This amendment will also adjust the location of the boundaries of the Moorefield Station development's Inner Core subarea, Outer Core subarea, and Inner Transit-Design Supportive Area subarea, with no resulting change to the previously approved residential density or non-residential Floor Area Ratio (FAR) of the Moorefield Station development, in the PD-TRC (Planned Development-Transit Related Center) zoning district. The subject property is also located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The Moorefield Station development is approximately 321 acres in size, and is located on southwest side of the Dulles Greenway, on the north side of Loudoun County Parkway (Route 607), and on the east side of Old Ryan Road (Route 772), in the Broad Run Election District. The subject property is more particularly described as follows:

<b>Tax Map Number</b>	<b>PIN#</b>	<b>Acres</b>	<b>Zoning</b>	<b>Property Address</b>
/93//19/////C/	120-19-6527	74.44	PD-TRC	N/A
/93//19/////D/	090-45-9848	76.63	PD-TRC	N/A
/93/////////1/	120-29-7420	169.09	PD-TRC	22165 Vinegar Hill Drive Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), the 2010 Countywide Transportation Plan, and the Toll Road Plan which designate this area for Business uses, specifically Transit Oriented Development, at a recommended maximum FAR of 2.0 (depending on availability of rail service), and high density residential uses, at a recommended density of 8 to 50 dwelling units per acre.

**SPEX 2013-0038 & CMPT 2013-0012**  
**ASHBURN SHERIFF SUBSTATION**  
*(Special Exception & Commission Permit)*

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted applications for a Special Exception and Commission approval to permit the construction of a sheriff's station in the PD-OP (Planned Development-Office Park) zoning district. The property is also located in the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and located partially within the FOD (Floodplain Overlay District). These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-304(R), and requires a Commission Permit in accordance with Section 6-1101. The area of the proposed special exception is an approximately 4.4-acre portion of a 13.3 acre parcel and is located on the east side of Russell Branch Parkway (Route 1061), west of Loudoun County Parkway (Route 607), and south of Harry Byrd Highway (Route 7), in the Broad Run Election District. The property is more particularly described as a

portion of Tax Map Number /63/I/1/////2/ (PIN# 057-18-3144). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for non-residential uses at a Floor Area Ratio (FAR) up to 0.6.

**SPEX 2012-0038 & ZRTD 2012-0008**

**WAWA-OLD OX ROAD**

*(Special Exception & Zoning Conversion Route 28 Tax District,)*

**DEFERRED**

Wawa, Inc., of Wawa, Pennsylvania, has submitted an application to rezone approximately 2.83 acres from the PD-GI (Planned Development-General Industry) zoning district under the 1972 Zoning Ordinance to the PD-GI (Planned Development-General Industry) zoning district under the Revised 1993 Zoning Ordinance in order to develop medium industrial uses at a maximum floor area ratio (FAR) of 0.40. The property is also located within the Route 28 Taxing District and the QN (Quarry Notification) Overlay District-Loudoun Note Area, and located partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The applicant has also submitted an application for a Special Exception to permit an Automobile Service Station. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-604(GG). The subject property is an approximately 3.80-acre portion of four (4) adjacent parcels that total approximately 8.71 acres in size, and is located in the northwest corner of the intersection of Old Ox Road (Route 606) and Oak Grove Road (Route 824), in the Broad Run Election District. The subject property is more particularly described as follows:

TAX MAP #	PIN	ACRES	ADDRESS
<del>/95/////34/</del>	034-20-3835	2.83	N/A
<del>/95//18BC/100A</del>	034-20-2279-001	2.38 (portion)	45916 and 45922 Old Ox Road Sterling, Virginia
<del>/95//18BC/130A</del>	034-20-2279-002		
<del>/95//18BC/160A</del>	034-20-2279-003		
<del>/95//18BC/190A</del>	034-20-2279-004		
<del>/95//18BC/100B</del>	034-20-2279-005		
<del>/95//18BC/130B</del>	034-20-2279-006		
<del>/95//18BC/150B</del>	034-20-2279-007		
<del>/95//18BC/170B</del>	034-20-2279-008		
<del>/95//18BC/190B</del>	034-20-2279-009		
<del>/95///4/////2/</del>	034-20-0850	1.74 (portion)	45910 Old Ox Road, Sterling, Virginia
<del>/95///4/////1/</del>	034-29-9330	1.76 (portion)	45900 Old Ox Road, Sterling, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan), which designate this area for Route 28 Business uses and which recommend an FAR of 0.40 to 1.0.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session

on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*